



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	10/9/07	AGENDA REQUEST NO:	VI A
INITIATED BY:	RUTH LOHMER, PLANNER II <i>RL</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	RUTH LOHMER, PLANNER II	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>Douglas P. Schomburg</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A

SUBJECT / PROCEEDING:	TELFAIR SECTION 15 – PRELIMINARY PLAT CONSIDERATION AND ACTION
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EXHIBITS:	VICINITY MAP, TELFAIR GENERAL PLAN , PROPOSED PLAT
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CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING:	SABINE SOMERS-KUENZEL, AICP <i>AK</i>

RECOMMENDED ACTION

Approval of Telfair Section 15 Preliminary Plat with three conditions to be satisfied prior to Final Plat approval:

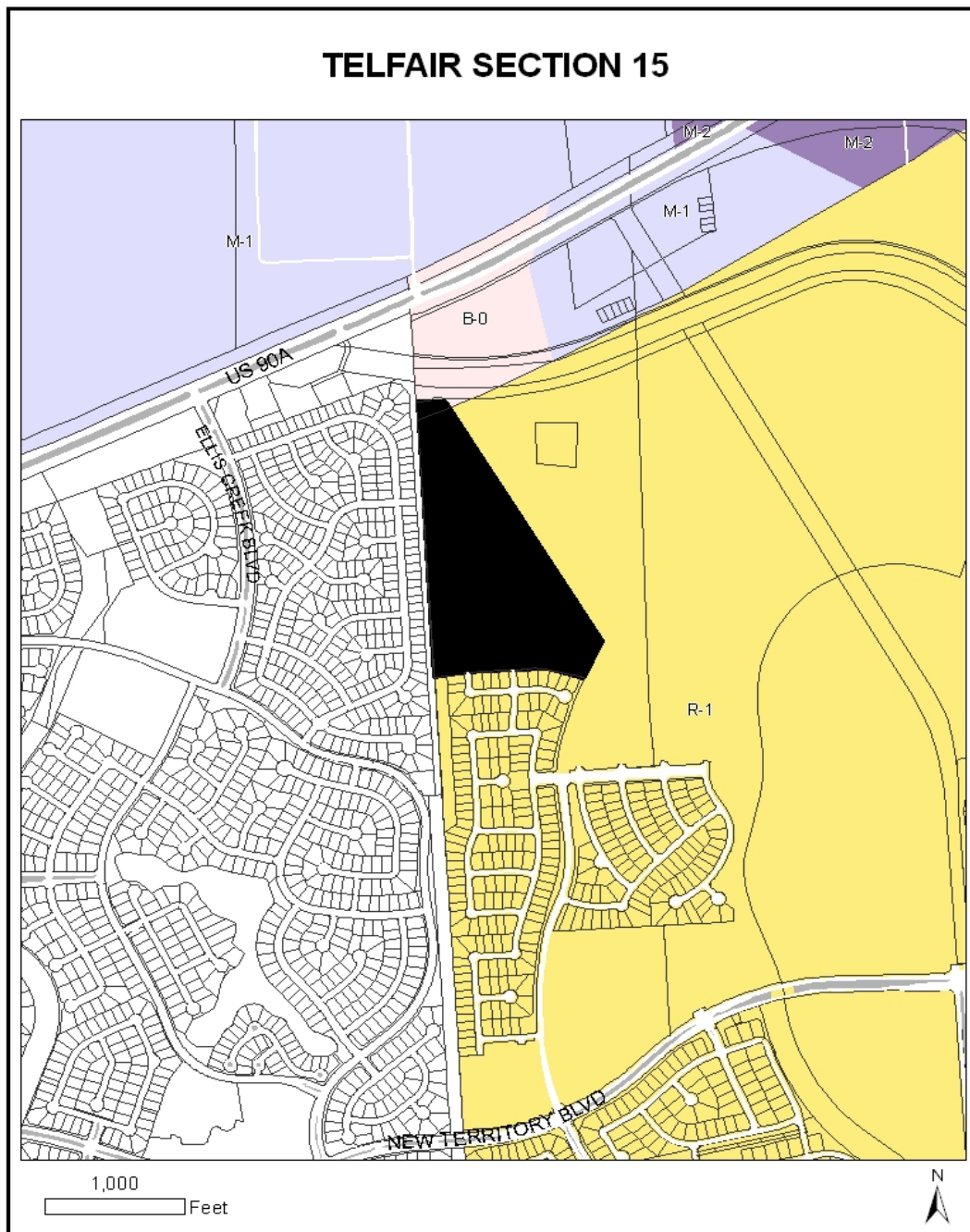
- Council approval of permanent R-1 zoning for Telfair Section 15
- Approval of Final Plat for Easton Avenue street dedication for access
- Remove extraneous line in rear of lots along Reserves E and F

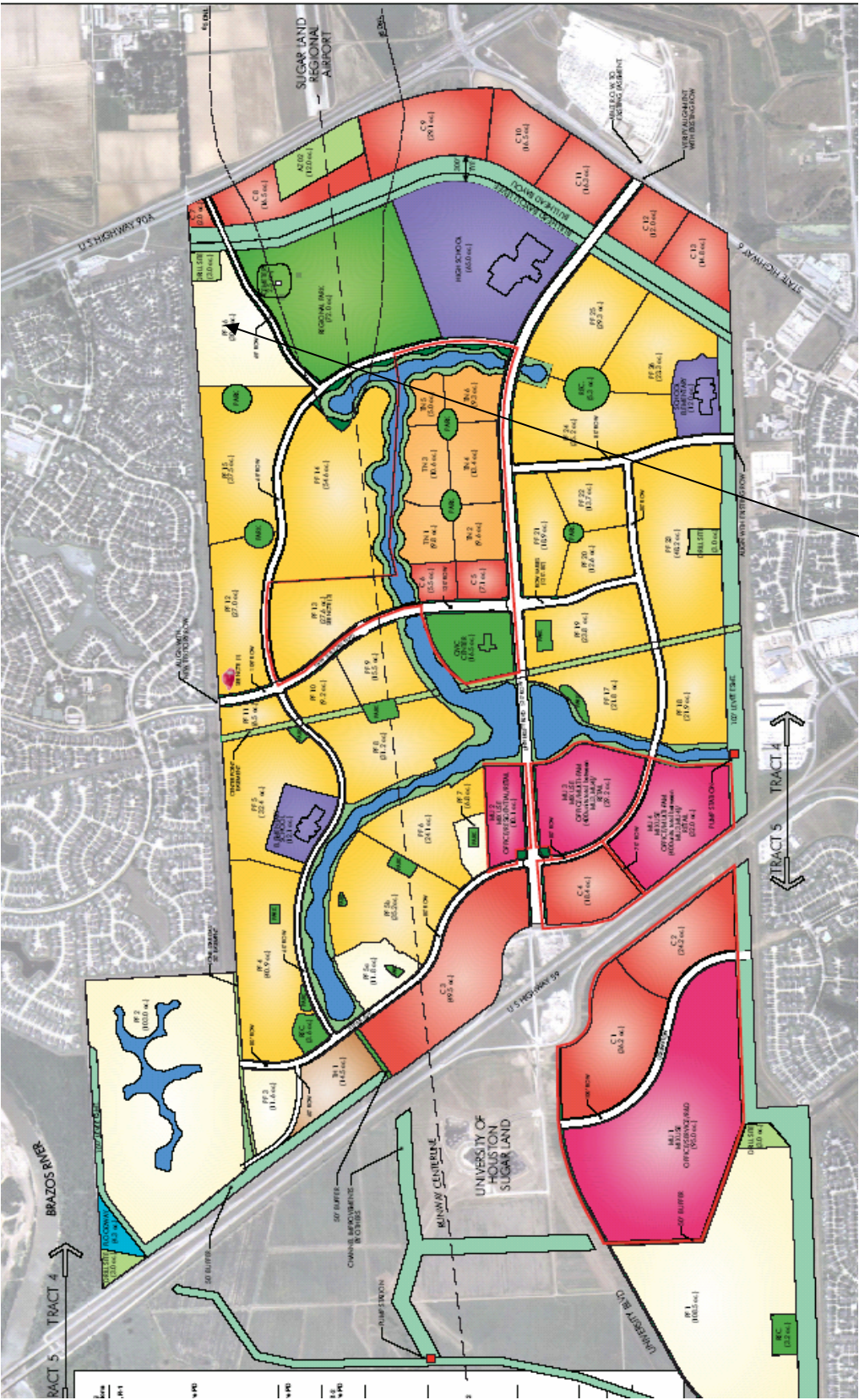
EXECUTIVE SUMMARY

This is a proposed Preliminary Plat of Telfair Section 15, consisting of 40.793 acres located in the City limits, in Fort Bend County MUD 137 and in LID 17. The plat includes 139 residential lots and 7 reserves dedicated to landscape/open space. The proposed subdivision also includes one reserve set aside for a drill site. In response to Planning and Zoning Commission concerns during the permanent zoning process, staff has suggested to the applicant that on the final plat the drill site not be “Restricted to Drill Site,” as currently shown, but rather reflect that the drill site can be used for landscape, open space, or recreation. Access to this subdivision is provided by Easton Avenue. The Telfair General Plan designates this area as detached single family residential, and to be zoned either R-1 or R-1Z. The property is currently zoned Interim R-1 and is in the process of being permanently zoned R-1, which is consistent with the General Plan. This process will have to be completed prior to Final Plat approval. The Telfair Section 15 Preliminary Plat meets all R-1 zoning district development regulations, including lot area, width, depth and yards, and is in conformance with the Telfair General Plan.

EXHIBITS

Vicinity Map:





Section 15

Proposed Plat:

